



GUILDCREST ESTATES



24 Blackberry Way, Whitstable CT5 3BS



3



2



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Blackberry Way, Whitstable CT5 3BS

Offers in the region of £525,000

Situated in the sought-after Chestfield area on Blackberry Way, this attractive home combines modern style with practical living. Built in 2001, the property offers a well-designed layout ideal for contemporary lifestyles.

Upon entering the property, you are welcomed by a convenient downstairs cloakroom. The ground floor also features two generous reception rooms, perfect for both entertaining and relaxing with family. The kitchen has been extended to create a spacious kitchen/dining room, forming the true heart of the home and providing an excellent space for both everyday living and social occasions. Leading off the dining area is a useful utility room, which also benefits from direct access to the driveway, enhancing convenience.

Upstairs, there are three well-sized bedrooms, including a principal bedroom with en-suite, alongside a further family bathroom.

Externally, the property benefits from a private driveway providing off-road parking, as well as a garden, offering a pleasant outdoor space to enjoy.

Offering a comfortable and well-balanced living space in a desirable location, this home is ideally suited to families or those looking for a modern property in a popular residential setting.

Plans in place for an extension above the dining area.

Kitchen
12'10" x 10' (3.92 x 3.04)





Reception Room

18'6 x 11'5 max (5.65 x 3.49 max)

Reception Room 2

16'2 x 11'4 (4.94 x 3.45)

Study / Play Room

10'9 into bay x 9'6 max (3.28 x 2.90 max)

Utility

11'8 x 6'1 (3.55 x 1.85)



Bedroom 1

13'9 x 10'1 (4.19 x 3.08)

Bedroom 2

12'9 x 10'1 (3.89 x 3.07)

Bedroom 3

11'9 into bay x 9'9 max (3.57 into bay x 2.96 max)

Bathroom

Shower Room

Cloakroom

Outside Dining Area

19' x 12' (5.80 x 3.65)

Shed

13'5 x 7'8 (4.08 x 2.33)





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Key Features

- 3 spacious bedrooms
- 2 modern bathrooms
- 2 cosy reception rooms
- Close to local amenities
- Easy access to transport links
- Quiet residential area
- Extension plans in place

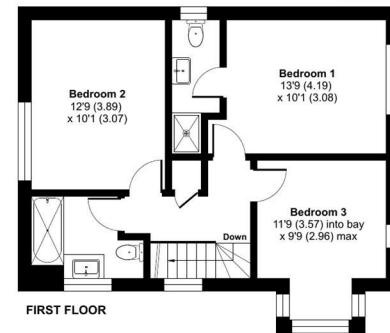
Important Information

Freehold
House - Detached
1374.00 sq ft
Council Tax Band E
EPC Rating C

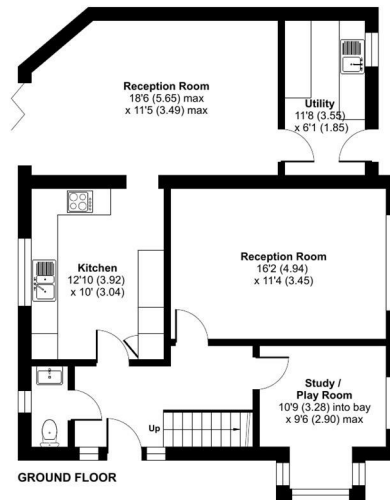
£525,000

Blackberry Way, Whitstable, CT5

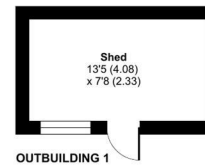
Approximate Area = 1374 sq ft / 127.6 sq m
Outbuilding = 102 sq ft / 9.4 sq m (excludes dining area)
Total = 1476 sq ft / 137.1 sq m
For identification only - Not to scale



FIRST FLOOR

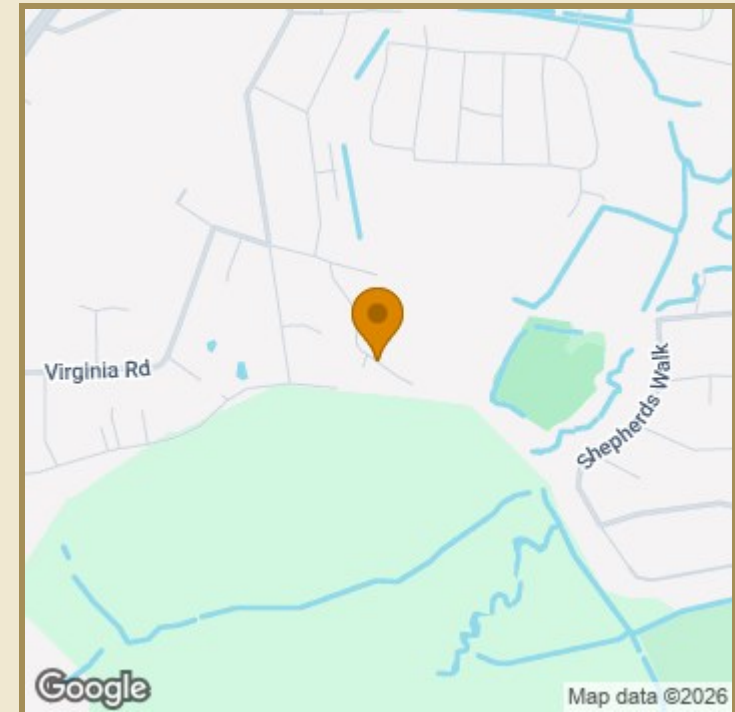


GROUND FLOOR



OUTBUILDING 1

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Guildcrest Estates Ltd. REF: 1436036



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	83

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



01227 696000 www.guildcrestestates.co.uk

24 Lower Bridge Street, Canterbury, Kent CT1 2LG



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